

Sale of Commercial Properties (Amendment) Bill

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Bill No: 27/1980

Read the first time: 31st October 1980

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Expenditure of Public Money

Sale of Commercial Properties (Amendment) Bill

Bill No. 27/1980

Read the first time on 31st October 1980.

An Act to amend the Sale of Commercial Properties Act, 1979 (No. 14 of 1979).

Be it enacted by the President with the advice and consent of the Parliament of

Singapore, as follows: —

Short title

1. This Act may be cited as the Sale of Commercial Properties (Amendment) Act, 1980.

New section 7A

2. The Sale of Commercial Properties Act, 1979 (hereinafter in this Act referred to as the principal Act) is amended by inserting, immediately after section 7, the following section: —

“Controller may issue directions when a developer has not sought the direction of the Registrar under section 13 of the Land Titles Act, etc.

7A.—(1) Where a developer has sold any commercial property and has not —

- (a) sought the direction of the Registrar of Titles under section 13 of the Land Titles Act (Cap. 276) or complied with the said direction; or
- (b) applied for the grant of written permission for the relevant strata subdivision under subsection (3) of section 9 of the Planning Act (Cap. 279) or complied with the requirements of the competent authority necessary for the purpose of obtaining written permission for such strata subdivision; or
- (c) employed any registered surveyor to carry out the necessary surveys and prepare the necessary plans for submission to the Chief Surveyor to enable a subsidiary strata certificate of title to be issued for the commercial property, or has failed to cause amendments to these plans to be made as required by the Chief Surveyor; or
- (d) in the case where the Registrar of Titles has directed under section 13 of the Land Titles Act (Cap. 276) that the land on which the commercial property is built be brought under the provisions of the Land Titles Act, obtained a subsidiary strata certificate of title for the said property under the provisions of the Land Titles (Strata) Act (Cap. 277); or
- (e) discharged any mortgage (whether legal or equitable) or charge on the land of which the commercial property forms part so as to enable the developer to fulfill his obligation as vendor to complete the sale and purchase of the commercial property; or
- (f) executed and delivered to the purchaser an assurance of the commercial property sold on or before the date fixed for completion